

*Proudly presented by the residents of the Historic North
Central Community:*

Neighborhood Action Plan



Neighborhood Action Planning Overview

Over the years, the City of Arlington has come to recognize a need for individualized attention in Arlington's more established neighborhoods. The Neighborhood Action Planning program is designed to provide a strategy of problem solving and responsibility in order to avoid the deterioration of property values and quality of life that many other urban areas now face. By addressing issues identified in the neighborhood action planning process proactively, before they become problems, we can avoid the social and economic impacts of "rebuilding" a neighborhood while greatly improving the quality of life for the residents of Arlington.

The Historic North Central Community planning area was chosen to participate in the Neighborhood Action Planning program because of the unique challenges facing the area and a demonstrated interest by the residents to improve their neighborhood. Aging commercial and residential properties, absentee ownership, and a need for concentrated code enforcement efforts characterize the neighborhood. The neighborhood is also experiencing an unusually high property turnover rate as property owners buy properties in the well-established residential areas for redevelopment. This influx of new land uses creates a need for neighborhood unity and a common vision for the community that the neighbors, new and old, can easily recognize and support.

By creating a forum for citizen involvement in addressing the neighborhood's issues through the Neighborhood Action Planning program, we promote creative problem solving and a spirit of teamwork between the stakeholders in the neighborhood. That partnership will serve as a model for other

neighborhoods throughout Arlington as they begin to face the challenges associated with aging neighborhoods.

City staff worked with a Neighborhood Action Planning Team, composed of residents from the neighborhood. An open invitation to participate went out to all homeowners, renters, business owners, non-profits, churches, and their representatives to assist in the preparation of the neighborhood plan.

The mission of the Neighborhood Action Planning Team was to review the existing conditions and needs of the neighborhood and work to develop a neighborhood action plan to address those issues. The Neighborhood Action Planning Team used a survey to develop an inventory of the community's assets and needs. Surveys were mailed to all residential and commercial water customers and property owners in the neighborhood. Surveys were then collected by neighborhood volunteers and tallied by City staff. Results of the survey, coupled with results of an exercise identifying neighborhood strengths, weaknesses, opportunities, and threats, provided a good inventory of conditions and needs in the neighborhood strategy session. Based on this information, the neighborhood action plan was developed.

The plan addresses the need to protect the assets of the neighborhood and recommends ways to meet the identified needs through long-term goals. Each goal is further defined in the neighborhood action plan by recommended action items.

The 5 major goals of the Historic North Central Community's Neighbor- hood Action Plan:

1. To preserve the existing housing stock in the neighborhood, along with those items that are "contributing structures" for the historic district and to encourage property maintenance and sympathetic reinvestment in the neighborhood.

2. To preserve the quality of life offered to neighborhood residents and to promote a sense of pride in the community;
3. To preserve the trees in the neighborhood as one of the resources that contributes to the overall character of the neighborhood.
4. To increase safety in the neighborhood..
5. To ensure that neighborhood traffic does not adversely affect the quality of life in the neighborhood.

The objectives and action items associated with each goal provide a framework for future decisions and initiatives to be undertaken in the neighborhood. It is recognized that many of the recommended action items contained in the plan are conceptual only and may need to be analyzed in greater detail, both individually and in relationship to other recommended action items.

The wording in this plan reflects the opinions of the participants, not necessarily the opinion of the City of Arlington. Implementation of the plan will ultimately rest with the Historic North Central Community's Neighborhood Action Planning Team.

INTRODUCTION TO THE NEIGHBORHOOD

The neighborhood action planning area is located approximately one quarter-mile north of Arlington's Historic Downtown. The neighborhood is bounded on the north by Sanford Street and on the east by Collins Street, on the south by Division Street and on the west by Cooper Street.

LAND USE

The predominant zoning in the neighborhood is Single Family (R-2). The majority of the homes in the neighborhood were constructed prior to the 1950's.

Two commercial areas are located east of the residential areas along Collins Street. Several auto dealerships, convenience stores, a motel and a gameroom are located at the Southern boundary of the neighborhood along Division St. There is a large apartment complex in the neighborhood on Sanford and Collins Streets, as well as two smaller complexes, one at the intersection of Sanford and Cooper Streets, the other on Oak Street. There are several duplexes located on Sanford Street between Collins and Center Streets. There is one mobile home park located between East and Elm Streets. There is one law office located on Mesquite Drive at

Sanford Street. New Beginnings, an elderly housing complex is also in the study area.

Several churches are located within, or adjacent to, the neighborhood boundaries including First United Methodist Church, Mount Olive Baptist Church, Greater New Hope Church, Emmanuel Church of God in Christ, and the Church of Latter Day Saints.



Oak Haven Mobile Home Park



Law Offices on Mesquite Street



Arlington New Beginnings Complex



Greater New Hope Church (above)

First United Methodist Church of Arlington (left)





Neighborhood Schools include the Metro Charter Academy (top) and Kookan Elementary School (bottom).

There are two schools within the boundaries, Kookan Elementary and Metro Charter Academy.

DEVELOPMENT POTENTIAL

Within the neighborhood, several opportunities for new development exist. Several tracts of developable land are located along Oak Street



Several large lots are available for future development in the neighborhood.

in the center of the neighborhood. Another tract is approximately .25 acres and is located near the intersection of Mesquite and Sanford Streets, just south of the Law Offices. Yet another developable tract is located at the Northwest corner of East and North Streets. Notwithstanding these few sites, the redevelopment and revitalization of the retail areas surrounding the neighborhood would offer the greatest potential for future commercial development. The renovation of an existing home or infill housing would offer the best opportunities for residential development.

DEMOGRAPHICS

The neighborhood is composed of a diverse mix of persons. United States Census statistics for tract 1222 indicated that there have been changes in the race and age during the past decade. (See table below) The median age in 2000 was 27.1 years while it was 30.4 years in 1990. Thirty-one percent of residents are 19 and under, 60% are between 20 and 64, with the remaining 9.6% being 65 and over. Twenty-eight percent of housing units are owner-occupied, compared to 72% renter-occupied. The predominance of the renter-occupied housing is comprised of apartment and mobile home dwellers.

Population Percentage by Race

Race	1990 Tract	2000 Tract	1990 City	2000 City
White	70.60%	49.80%	82.60%	67.70%
Black	13.00%	11.50%	8.40%	13.70%
Am.-Indian	0.60%	0.90%	0.50%	0.50%
Asian	2.30%	2.10%	3.90%	6.20%
Other	13.50%	32.30%	4.50%	8.90%
Hispanic	28.10%	52.40%	18.90%	18.30%

The demographic information gathered from census material was comparable to information gathered from the Neighborhood Survey. Of some 1000 households in the planning area who received surveys by mail, a total of 116 were returned for a 12% participation rate.



Historic North Central Community

500 0 500 1000 Feet



Preservation of Neighborhood Character

Goal: To preserve the existing housing stock in the neighborhood along with those items that are “contributing structures” for the historic district and to encourage property maintenance and reinvestment in the neighborhood.

Preservation of the Existing Housing Stock

Housing is the backbone of a neighborhood. As the neighborhood ages, it becomes increasingly important to ensure that the houses in the



Examples of quality renovations in the neighborhood.

neighborhood are maintained in a manner that will prevent damage to the structural integrity of the home or a decline in property values. When asked about preserving the historic character of the neighborhood, 75% of the respondents to the neighborhood survey said that they felt it was important, and 72% said that they would support the creation of a preservation district in the neighborhood.

The majority of the homes in the neighborhood have been well maintained. However, isolated



properties have experienced what could be considered significant deterioration. It is important that these homes be returned to a satisfactory level of maintenance as quickly as possible and that future efforts focus on prevention of further deterioration. The following recommendations are made:

- **Petition for a Demolition Stay** until effective preservation tools are in place.
- **Begin an education campaign on preservation efforts** and the value/economics of preservation.
 - Educate homeowners and prospective investors on the use of the “investment credit” from the IRS (which grants investment credit of 10% for non-contributing structures and 25% credit for contributing structures in National Register of Historic Places neighborhoods) and historic property incentives such as 2% loans, grant forgiveness, etc. available from the City, State, and other agencies.



A historic property that is currently undergoing renovations, such as this one, would be a good case study for educational material that could be passed along to future renovators.

- Do a case study on one property showing the before and after visual conditions, property values, expenses of renovation, and application of incentives.
- Develop a mini-manual on historic renovation/preservation that includes the case study (see above) and the appropriate contacts, sources, papers, and steps needed during each step of the renovation process when working to complete historic preservation for economic gain.
- Work with the Landmark Commission to begin an Historic Preservation Ambassadors program. Ambassadors could work with new owners of historic properties to help them through the preservation process.
- **Work to increase pride in the neighborhood.**
 - Do a walking tour of the neighborhood to encourage pride in ownership and interest in available properties.
 - Work to keep press coverage high on the neighborhood reinvestment efforts.
 - Work with representatives from the Mayor's office to include a new category for historic preservation projects in the Mayor's Award for Neighborhood Excellence (MANE award).
 - Work with the Parks and Recreation Department to create pocket parks and plazas along Division, Center, and Mesquite Streets.
- **Work through the Landmark Commission, City of Arlington Neighborhood Services Department, and Arlington City Council and administration to acquire appropriate training in the area of historic preservation for City employees.** Encourage the hiring of an Historic Preservation Officer who has a background in historic preservation whose full time responsibility is the oversight of historic preservation in Arlington.
- **Work with the Planning Department to revise local ordinances** to require that all new development or expansions, including churches, preserve existing mature trees in parking areas, as well as additional landscaping and screening to create an attractive "green" area not a concrete slab.
- **Work with Downtown Arlington, Inc. on plans for the future construction of the railroad park.** Residents are concerned about the potentially negative impact of noise that might be generated from a special events venue. They feel that by being involved from the beginning, the neighborhood can work with interested parties to find a solution that will both enhance the new area and preserve the existing enjoyment of the residential area.

Property Maintenance

In addition to maintenance of structures themselves, it is also important to maintain those aspects of the properties that contribute to the overall atmosphere of the neighborhood, primarily the lawns, shrubs, trees, fences, and any outbuildings on the properties. For these reasons, the neighborhood would like to focus on the following recommendations in hopes of encouraging residents to comply with City codes for the benefit of the entire neighborhood:

- **Institute an effective education campaign** throughout the neighborhood to encourage efficient use of the garbage services offered by the City. Residents should ensure that garbage is properly bagged and tied to prevent stray items from littering the streets during collection.
- **Use the neighborhood newsletter to educate residents and merchants** about property maintenance requirements, working with



Vacant lots could be used for pocket parks.



Alley maintenance is an important issue that is unique to Arlington's older neighborhoods.

Neighborhood Services toward better code compliance and setting goals for a more attractive neighborhood.

- **Strictly enforce City codes.** Residents are concerned that code enforcement in the neighborhood could be approached more strictly, especially when dealing with issues such as tree and grass overgrowth, outdoor storage and other violations visible from the street or alley that influence the overall appearance of the neighborhood.

- **Spread the word on the First Time Homebuyer Program.** The residents feel that home ownership is a vehicle for developing



Property maintenance is an important goal for the entire neighborhood. Well maintained properties project an image of value, while poorly maintained properties decrease property values in the entire neighborhood.

neighborhood pride and would like to encourage as many of the residents as possible to take steps to purchase their homes if they have not already done so.

- **Ensure that alley and street conditions are maintained.** Many of the alleys and streets in the neighborhood have experienced substantial subsidence over the years, leaving uneven driving surfaces, potholes, and ineffective storm water drainage. Residents request that reconstruction of the streets and alleys be planned and implemented based on a prioritization offered by the Neighborhood Action Planning Team.

- **Begin a House Painting Campaign** to help spruce up the neighborhood.

- **Cultivate a relationship with United States Postal Service** (stay in close contact, understand their policies, etc.) to protest any change to the delivery of mail to the doors in the neighborhood. Use the newsletter, e-mail and phone directories to distribute information to every home in the neighborhood about the pro's and con's for keeping the mailbox at the door and to encourage appropriate responses to surveys, postcards, etc. that the USPS may use to gather citizen input.

Encouraging "Sympathetic" Reinvestment in this Neighborhood

Residents feel that there is a need to investigate options that will protect the character of the neighborhood (including architecture, land use, landscaping, etc.) while offering the flexibility that allows each property to be considered individually for redevelopment (perhaps by a board of stakeholders from a future neighborhood conservation district). There is a need to find a mechanism to remove blighted areas, such as Public Improvement Districts, Tax Increment Finance Districts, Conservation District or Design Guidelines.

Neighborhood Planning Team participants feel that most neighbors are not opposed to infill housing, rental properties, etc. as long as that

development is done in a manner that is considerate of the historic character of the area and high standards are maintained. Any non-conforming or incompatible structures should



The law office, while not of original design or material, is an asset to the neighborhood through careful use of screening and landscaping.

be required to keep their property well landscaped or have attractive aspects that compensate for the difference in architecture. Reuse of houses that are on the back of some of the lots along Division Street pose a good example to this rational. Participants would like to see these properties developed in a manner similar to Amelios Restaurant in Arlington, or Celebrations, in Dallas, with attractive design, sympathetic architecture, and well maintained grounds and structures. The immediate buffer is less of a concern if the use is an attractive addition to the overall appearance of the neighborhood.

The primary concern in the neighborhood is, then, more with the *future* development than with the existing uses in and around the neighborhood. This is especially true if the future land use changes are done without incorporating the input of individuals who live in the neighborhood, owners of properties and other stakeholders. The neighborhood needs incentive tools for improvements and the ability to look at future development on a case by case basis, or

to have a “phase in” option for changes in land use or reinvestments. Current zoning and development regulations discourage the possibility of changes in zoning, land use, or reinvestments. The costs required to bring existing legal, non-conforming properties up to current zoning requirements negatively impacts the return on the investment.

To work toward these complex goals, the neighborhood would like to host a roundtable meeting with an informational session and visioning exercise for residents, businesses, and stakeholders from the area between Mitchell Street and The Road to Six-Flags. This event should also include representatives from Code Enforcement, Downtown Arlington, Inc., the Central Planning Sector, Planning & Zoning Commission, the Arlington Housing Authority, area Churches, the Arlington Landmark Commission, the Mission Arlington Night Shelter, Arlington Independent School District, University of Texas at Arlington, Metro Christian Academy, New Beginnings, etc. Participants felt that it would be most effective to have out of town experts from the Texas Historic Commission, National Registry of Historic Places, Preservation Dallas, and area cities who have ongoing successful historic redevelopment efforts. Participants felt that previously, not everyone was included when zoning and future development decisions were being made, and that the success of future efforts will depend on a common, inclusive vision for the neighborhood.

Sense of Community

Goal: To preserve the quality of life offered to neighborhood residents and to promote a sense of pride in the community.

One of the most common responses to the question, "Would you recommend this neighborhood as a good place to live?" as posed in the neighborhood survey, was that the neighborhood has a strong sense of community and friendly residents.

While discussing this topic at the neighborhood strategy session, participants discussed the fact that there are a lot of independent people in the neighborhood that are scared that they are going to be "told what to do". The neighborhood residents have been involved in efforts to preserve the housing stock, prevent encroachment by incompatible land uses and to deter crime. However, there have been very few times when all of the residents in the area have come together around one idea or issue.

Recently, one association in the neighborhood planning area, the Old Town Neighborhood Association, applied for and received grants for the installation of historic sign poles and neighborhood sign toppers. The toppers help to delineate neighborhood boundaries and provide an easily recognizable, collective name for the "place" that is the neighborhood. However, the



Sign toppers and historic poles evoke a historic ambiance to the neighborhood and have been well received by the residents.

poles have only been installed in portions of the neighborhood. Therefore, it is important to continue with the incremental installation of the poles throughout the entire neighborhood to help create an inclusive atmosphere with a collective, unified image.

Participants also felt that over the years, there has been a sense of "all talk, no action" that may have inhibited the participation of many residents in the efforts of the neighborhood. Apathy of residents has grown over time and the sense of community has been threatened. Because residents are comfortable with the established nature of the neighborhood, they often fail to see threatening situations until the peril becomes so immediate that they have little choice but to react. The neighborhood is working hard to determine the best means of communicating the importance of maintaining a sense of community, involving as many of the residents as possible and focusing on issues and conditions that are important to its residents. The following recommendations are made:

- **Implement a block captain hierarchy** to foster grassroots involvement on the block level.

- **Create a Neighborhood Directory.** A directory would greatly improve the ability of the residents to know each other and to communicate more effectively throughout the neighborhood. This will include keeping a current roster of e-mail addresses so that quick communication can be used to notify members of upcoming events and situations.

- **Expand the Neighborhood Phone Tree** to include all residents. A phone tree would be an effective way to spread information quickly through the neighborhood when time sensitive information is needed. The phone tree would also eliminate the burden of notification from one person and distribute it evenly among several members.

- **Notify all residents of upcoming meetings** by posting notices on doors and then later following up with a phone call to remind them.

- **Have more neighborhood events** like socials and supper clubs; mini-projects that have an immediate visible impact (examples: a neighborhood-wide cleanup done in conjunction with the City of Arlington; block parties; raffles or fundraisers; neighborhood garage sales; and events for kids like neighborhood softball games and Easter egg hunts). Residents felt that a more diverse offering of activities in the neighborhood might appeal to a wider spectrum of individuals. As people begin to attend these events, the devotion to the neighborhood and to other neighbors would increase and the sense of community would become even stronger.

- **Create a Neighborhood Newsletter** to improve communication, include tips for home maintenance, code compliance, and happenings and events that would be of interest to the residents as well as a section "Division Street News" to report on the businesses around the neighborhood.

- **Members of the committee should walk the neighborhood** to increase awareness of conditions among the members and awareness of the association among the residents.

- **Getting out on the front porches.** That's how so many people in the neighborhood already know each other; they are out in their yards, on their porches, etc. By finding a way to encourage these porch conversations, the residents will grow to know each other and feel more connected.



In the past, many residents enjoy relaxing on their porches in the late afternoon. This lead to a closer awareness of neighborhood issues and a strong sense of community.

- **Institute a "welcome wagon" system** to welcome new families to the neighborhood and to communicate to them the community goals as outlined in the Neighborhood Action Plan. This will be accomplished by distributing a Welcome Packet which will include a copy of the latest newsletter, a copy of the Neighborhood Action Plan, a list of commonly used phone numbers, and brochures designed by City departments to illustrate effective use of the solid waste services, the top ten code violations, the residential rehabilitation program and a directory of the neighborhood.

- **Stay in touch with other associations** that are dealing with this same geographic area....Division Street Association, Downtown Arlington, Inc. (DTA), other associations, etc.

Preservation of Neighborhood Trees

Goal: To preserve the trees in the neighborhood as one of the resources that contributes to the overall character of the neighborhood.

Trees provide a peaceful character to the neighborhood that evokes a sense of nostalgia. Tree lined streets have long been a desirable factor in neighborhoods, especially in a community where this is the exception rather than the rule. When asked in the neighborhood survey if they felt that trees were important to the overall character of the neighborhood, 74% of the respondents said yes. When asked if they would support efforts to preserve trees in the neighborhood 83% said that they would. For this reason, the residents hope to make the preservation of the trees in the neighborhood a priority for future action. To this end, the following recommendations are made:

- **Replace dead trees in George Stevens park, especially near the playground equipment .** As the trees in the park age, there is a need to supplement the existing tree life with new plantings in order to offset



The playground has very few trees for shade. Existing trees should be well protected and additional trees would enhance the park.



Most homes in the neighborhood have mature trees. These trees require more maintenance but add character to the neighborhood

the losses associated with age, wind, storm, and disease.

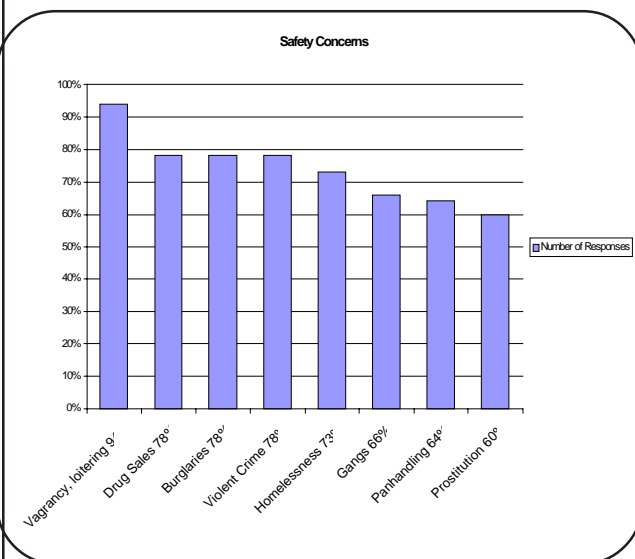
- **Work to preserve or replace the trees throughout the neighborhood on personal property.** Many of the residents in the neighborhood have mature trees on their property. These trees are beyond the water and growth stages of life and now require a good bit of maintenance to ensure that they remain healthy and safe. In order to accomplish this, the residents feel that several steps should be taken, including:
 - Ask the City of Arlington Forester to evaluate the condition of trees throughout the neighborhood and make recommendations for preserving those trees. Many of the trees in the neighborhood seem to be dying. Residents would like to meet with a forester to discuss the best options for those trees and to determine the best plan of action for future trees in the neighborhood. The forester could come to neighborhood socials to give advice on tree maintenance and preservation.

- Provide educational brochures for residents describing the appropriate time and way to trim, fertilize, or plant trees.
- Host a neighborhood tree drive.
 - Find a nursery that will give discounts to the residents to replace dead trees in their yards to beautify the neighborhood.
 - Plant trees for disabled people.
 - Organize a neighborhood help committee to help people trim their trees.
- Include a list of service providers in the Neighborhood Directory to help people find reputable tree trimmers, garden supply stores, or other services.

Safety and Crime Prevention

Goal: To increase safety in the neighborhood.

Safety is a major concern for the residents of any community. Residents are concerned about increasing the current level of safety and of warding off any increases in crime or vandalism. Approximately 64% of the respondents to the Neighborhood Survey said they feel safe walking in their neighborhood during the day. However, only 26% of those same respondents would feel safe walking in the neighborhood at night. When asked if they believed the following crimes to be a problem in the neighborhood, the respondents' concerns were varied as demonstrated by the chart below (multiple answers were allowed):



Participants made the following recommendations:

- **Need to address the homeless shelter issue.**
 - Partner with the Division Street Business Association to offer incentives to interested investors to buy the homeless shelter building and convert it into a viable business.



The Mission Arlington Night Shelter

- Find out if the Homeless Shelter is in compliance with the zoning restrictions for parking.
- **Need to address the illegal use of dumpsters/littering.**
 - Work with the Police Department to implement a tighter enforcement of public intoxication liquor laws.
 - Work with Police Department to stop theft of service from the business dumpsters.
- **Do an overall inventory of the neighborhood using Crime Prevention Through Environmental Design (CPTED) concepts.**
 - **Form a task force** to focus on increasing the level of lighting in the neighborhood. Lighting issues continue to plague older neighborhoods and this neighborhood is no exception to that rule. Although spacing of the lights usually meets City of Arlington's standards of at least every 600 feet, dense tree canopies block light on the streets and the residents are left to deal with a "dark" neighborhood. History has shown that light is one of the best deterrents to crime (which is illustrated by the fact that the very neighborhoods that are working hardest to combat rising crime rates are still the darkest). Residents in the neighborhood feel that it is imperative that action be

taken to find some resolution to this problem. They recommend:

- Increase lighting around the George Stevens park.
- Add additional street lights (especially in the long blocks).



Many neighborhood street lights are blocked by the canopies of mature trees.

- Pursue the acquisition of decorative pedestrian lights for the neighborhood that would both increase the amount of light and add an aesthetic value to the neighborhood.



Historic Pedestrian lights would both increase lighting in the neighborhood and add a decorative touch to the area.

- Investigate an “every other porch every other night” program or encourage every home to use their porch light every night with low watt florescent bulbs.

- **Remove visual barriers** to effective patrol of the neighborhood.
- **Get the crimewatch signs installed**



- **Get to know the officers that patrol the neighborhood.**
 - Publish their picture and biography in the newsletter
 - Stay in regular communication with the officers through e-mail/website
 - Have officers attend regular neighborhood meetings.

Additionally, other areas of concern for the safety of the neighborhood might be addressed with the following recommendations:

- **Increase the number of active Crime Watch groups, encourage greater participation by residents and organize a Neighborhood Citizens on Patrol Group.** A Neighborhood Citizens on Patrol could serve as the eyes and ears of the police department in the neighborhood. This group could work to spread information to residents in the neighborhood about crime trends, safety concerns and the efforts of the task force. The task force will work to improve safety in the neighborhood by helping to report violations of the laws, vandalism and suspicious activities in the neighborhood. The group could also prepare information for the neighborhood newsletter encouraging safety for the entire neighborhood.
- **Need to have a full time foot or bike patrol in the neighborhood.**
 - Residents will work with the Police Department to see if bike patrol is available
 - Find funding for a private duty officer for the neighborhood.

Neighborhood Traffic and Transportation

Goal: To ensure that neighborhood traffic does not adversely affect the quality of life in the neighborhood.

The residents in an older neighborhood are often adversely affected by speeding and cut-through traffic. This neighborhood lies between the I-30 corridor and the Central Business District and has a one-way pairing of Mesquite and Center Streets. Therefore, the neighborhood experiences speeding and high volumes of traffic. Traffic is also heavy coming and going from area schools, hospitals and social service agencies, which ultimately affects the neighborhood traffic patterns. And finally, there is also an element of concern focused around the auto-related businesses along the Division Street corridor.

When asked about traffic or transportation problems in the Neighborhood Survey, 41% of the respondents stated that they had concerns about these issues. Problems ranged from those mentioned above, to the running of stop signs, street parking, overflows of church parking onto residential streets, high speeds traffic, cut through traffic, the need for reliable public transportation, and the disrepair of streets in the neighborhood.

In order to address these issues, the neighborhood recommends the following:

- Work with the Police Department to heighten enforcement of speed limits in the neighborhood. Members of the Neighborhood Planning Team believe that the most expedient means of correcting the existing situation is to strictly enforce the regulations that are already in place.
- Ensure that cars are parked on the street in the correct manner and on the correct side of the street. Cars are often parked too far from the curb, facing oncoming traffic or with one of their bumpers sticking into the driving lanes. This

creates even more congestion for drivers. Cars that are parked illegally should be reported to the Police Department to be tagged once for a warning and then subsequently towed at the owners' expense. Enforcement efforts should be focused on evenings and weekends, when the problem is most apparent.



Illegally parked cars create transportation problems on narrow residential streets.

- Eliminate non-working cars in the streets. Many of the cars parked on the street have remained in the same location without moving for several months. Residents believe these cars should be examined and removed if they are found to be inoperable.
- Work with the Transportation Department to identify areas where additional stop signs and speed limit signs are needed.
- Work with City officials to secure the use of a "speed trailer" in the neighborhood along Center and Mesquite Streets to help make drivers aware of their speeding in these areas.
- Work with the Police Department to designate the areas around the schools and daycares as "high enforcement" areas to protect the children.
- The curbs, at the point where the alleys merge into the street, stay muddy and leafy because of deterioration of the surfaces. The



Alley maintenance is an important issue that is unique to older neighborhoods.

neighborhood will work with the Transportation Department to investigate the repair and maintenance of these areas.

- The old-fashioned square curbs are a contributing factor in the historic district. The neighborhood should work to educate City personnel in the Engineering, Transportation and Water Departments about the significance of these curbs. Monitor the existing and future projects to make sure that any new construction is of the same character.
- The residents and merchants from the neighborhood need to keep a long-term eye on the commuter rail lines and plans around that



These square curbs are a contributing factor for the historic district designation in the Old Town area.

project to ensure that any future plans include the addition of an alternative way to cross the tracks (other than the West St. viaduct), by vehicle and by foot, when there is a train passing during times of heavy rain. Residents are concerned that during a heavy rain, flooding



Flooding sometimes prevents passage through the North/South passage across the very busy railroad tracks.

would make that crossing area unusable and might ultimately delay the delivery of emergency services while a train was passing. The residents will work to appoint a neighborhood representative to serve on any committees that deal with these issues and communicate their desire to stay informed with appropriate City Officials.

Appendix A

Implementation Matrix